

**Allenstown Planning Board
16 School St.
Allenstown, New Hampshire
03275**

Allenstown Planning Board Meeting Minutes

Date: April 15, 2015

Location: Allenstown Fire Station

Time: 6:30 PM

Note: Although these minutes may contain direct quotes, they are not verbatim. Many sections contain a general description the remarks of the participants as interpreted as both indicated by the transcriber and should not be relied upon as the actual intent of the participant's statement. Additionally, many statements have been omitted, condensed and generalized based on the interpretation of the transcriber as to the relevance, content, specificity, accuracy, and/or conformity to any applicable statute. The transcriber assumes no liability for the contents of the document.

Meeting was opened by Vice Chair Chad Pelissier at 6:33 p.m.

BOARD MEMBERS PRESENT: Chairman Chris Roy (late arrival), Vice Chair Chad Pelissier, Lawrence Anderson, Diane Adinolfo, and Ex-Officio Jason Tardiff.

BOARD MEMBERS ABSENT: None

PUBLIC MEMBERS PRESENT: Matt Monhan, Richard Blazon, Lindalee Thibeault, Ronnie Pelissier, Leslie Cot, Pam Jowath, Mark Duchesne, Andrea Duchesne, Ann Marie Boisvert, Frank Lemay, Thomas Sylvia, Shaun Mulholland, Jeff Gryval, Justin Smith, Chris Edmond, Cindy Lewis, Fran Severance, Joyce Berlan, Sandy McKenney, Dana Pendergast.

Everyone stood for the Pledge of Allegiance.

I. OLD BUSINESS/ RECEIPT OF APPLICATIONS & PUBLIC HEARINGS:

- a. Advanced Excavation Site Plan # 04-2014-continued:** Larry made a motion to continue application until May 6, 2015 meeting. Diane seconded the motion. Motion passed unanimously.
- b. Any old business as necessary:** No old business discussed.

II. NEW BUSINESS/ RECEIPT OF APPLICATIONS & PUBLIC HEARINGS:

- a. Site Plan: Allenstown Community Center Site Plan. Case #03-2015:** Matt explained the applicants are the Town of Allenstown and under the State Statute the regulations are not the same in which they do not apply to the Town. Shaun Mulholland, Town Administrator, clarified the Town is exempt from the regulations the Town sets forth however, has complied with all of its own rules and regulations.

Board of Selectmen member, Jeff Gryval, introduced himself and briefly explained there will be three parts to the presentation. He then discussed the following: 1) how the Town of Allenstown has entered into an agreement with the Greater Concord Boys & Girls Club, CAP (Community Action Project) and Allenstown Parks and Recreation Department to complete this project; 2) reviewed the grant funding the Town has received for the project; 3) brief history of the land which was given to the Town in 1934 for a park; 4) currently the lease with St. Jean Church has expired; and 5) building will serve as a multi-purpose for Town meetings, seniors, special events, and will be used for Emergency Management shelter.

Marissa from Hoyle, Tanner, & Associates (HTA) discussed the site design work that was completed for this project. The property is located at 8 Whitten Street known as Map 112 Lot 67. Whitten Street will serve as a one way access to move cars; handicapped parking spaces will be available at both top and bottom levels; building size proposed is 100' x 47' however, the final submission could be 90' x 47'; reviewed proposed new drainage system; new sewer connection onto Reynolds Avenue; new lighting; landscaping; sidewalks from all accessible streets; and total of 47 parking spaces.

Frank Lemay from Molestone discussed the construction part of the project. Construction is scheduled to begin on August 1, 2015; construction phase is estimated at 7 months with an estimated completion of February with possible spring planting; construction area will be fenced in from public; working hours are typically 7:00 AM to 3:30 PM Monday through Friday with minimum Saturday work; and street parking will be available to public.

Resident Sandy McKenny asked: will the children be on the construction site during the 7 months? Shaun stated they are working a solution for the children to have a place to go during the construction time. Other residents spoke of their concerns for removing all the trees which will eliminate the sound barrier and concern for erosion of the hill. Marissa from HTA stated she will look into the concern for erosion. Resident Lindalee Thibeault asked about how any spots were allocated for handicapped and where they were located. Frank responded there will be parking both on Whitten Street and Reynolds Avenue. The Senior Center is going to be located on the bottom the building, with main access from Reynolds Avenue and the hours of operation of the two have no conflicts in schedule. Ms. McKenny asked about where the drop off area will be. Shaun stated the drop off area is changing. Discussion of erosion of the hill where the trees are being removed and will trees be replanted. Shaun stated the house is farther away so no trees are proposed to be planted. Frank also noted that once the new vegetation sets in erosion should not be a concern. Abutters to the property spoke of great concern regarding the proposed additional lighting, no trees being replaced because now as a neighbor they will only see busses and hear the noise while in the back yard. Shaun responded the lights will be down cast and space is an issue.

Ron Pelissier, Allentown Road Agent, explained the Highway Department will be doing two-steps in this project. The first part is the drainage system currently is being mapped and cleaned. Felix is working with the Town to televise the line to get depth and location of pipe, also gathering data for the required MS4 regulations. The second part is the sidewalk improvement from the schools to the Community Center including Ferry Street, Whitten Street and Reynolds Avenue. Shaun stated the kids will be following the same route as the currently do however it will be a safer route and easier to maintain for the Highway Department. Ron asked if anyone had any questions. A question was asked are speed bump being installed? No speed bumps will be installed. Sandy asked: can there be a road or access by the Fire Station instead of having all traffic use Whitten Street? No, the hill is too steep for any type of access. Other residents voiced concern for the increase of traffic, losing privacy, seeing more school. A resident asked if their fence is on the property line? Marissa replied that their fence is located about 14' to 15' back from the edge of the property line. Jason also stated the width of the road is an issue for the Town because fire and rescue vehicles have difficulty around corner. The same is for plowing in the winter. Crystal asked what and why is there a 10' set back shown on the site plan? Marissa replied the setback shows the required 10' separation between edge of property and the building based on the Zoning Ordinance. Shaun also noted that part of the site plan is a checklist that all applicants must complete before submittal, even the Town is exempt, it followed the Town's regulations.

Jason asked the Board if they had any further comments, questions, or issues they would like to discuss. Larry asked if someone can find out if anything is possible. Shaun stated nothing can be planted.

Jason made a motion to consider the site plan as not a developmental regional impact. Larry seconded the motion. Motion passed unanimously.

Larry made a motion to accept the application as complete. Diane seconded the motion. Motion passed unanimously.

Jason opened public hearing at 7:19 PM. Ron also informed everyone that during the construction Pembroke Water Works will be installing a new water main and laterals. Currently working on contacting Gas Company to see if any work needs to be done in the area. A resident stated that the park was a great idea and was all for it however was very upset with the lack of effort to restore the same privacy for the surrounding residents. Linda asked why can't the Town re-plant trees? Shaun stated 1) there are no requirements of any applicant to replace items such as trees; 2) there is not enough room due to the installation of new drainage swails; and 3) it would be misuse of both Federal and Town funds along with create a liability for the Town to Trees of private property. Crystal asked if the spot for busses can be moved to allow for buses to come in at a different angle to allow for more space for neighbor to plant something? The bus parking location cannot be changed.

Larry made a motion to close the public hearing. Diane seconded the motion. Motion passed unanimously.

Larry made a motion to recommend site plan. Diane seconded the motion. Motion passed unanimously.

- b. **Any new business as necessary:** Matt discussed the process of conditions of approval. Read the verbiage from the RSA and Town regulations. Briefly discussed a tank needs to be installed 100' from any buildable lot.

III. UNAPPROVED MINUTES: April 1, 2015: No minutes discussed

IV. CORRESPONDENCE AND OTHER BUSINESS: None

V. STAFF UPDATE:

- **Other business:** None
- **Next meeting:** May 6, 2015 at Allenstown Town Hall.

ADJOURN:

With no further business to discuss, Larry made a motion to adjourn the meeting. Diane seconded the motion. Motion was voted on and unanimously passed. Meeting was adjourned at 7:46 pm.

Chris Roy, Chairman

Jason Tardiff, Ex-Officio

Diana Adinolfo, Member

Chad Pelissier, Vice Chairman

Lawrence Anderson, Member

Alternate

DRAFT